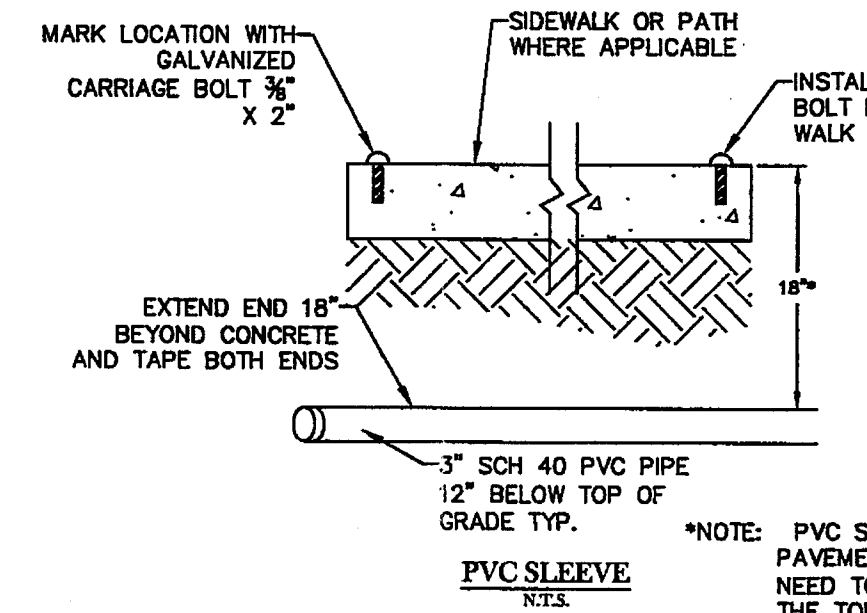


SCALE IN FEET  
20 10 0 10 20

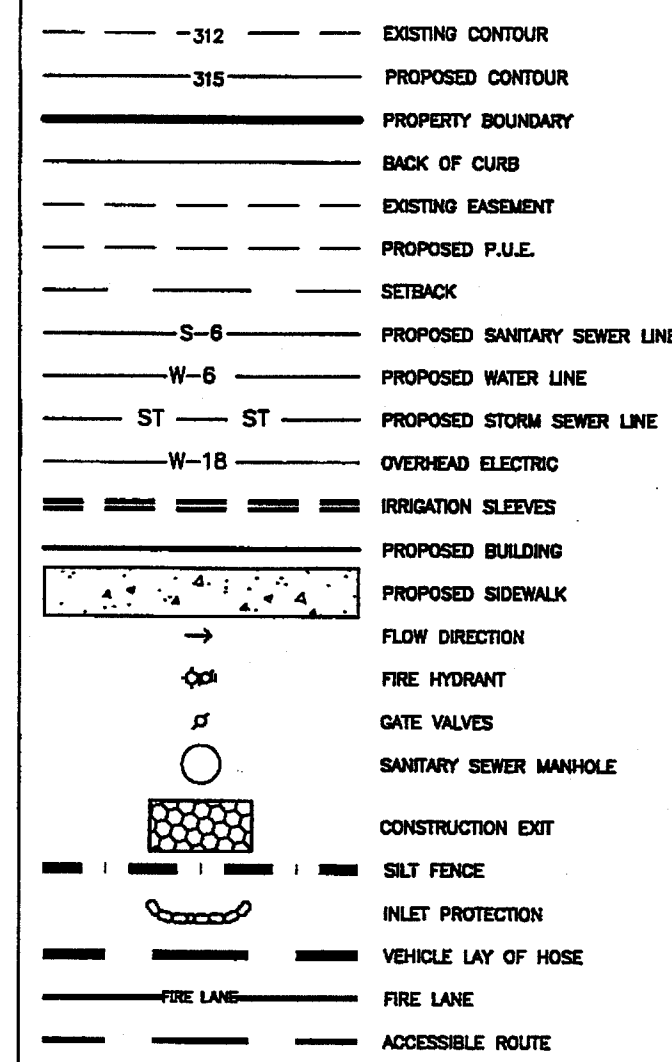
BENCHMARK INFORMATION  
TBM 1 N: 10230150.152  
E: 3553340.5427  
ELEV: 321.34 (IRON ROD)



#### SITE NOTES:

1. MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
2. UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PRIVATE SANITARY SEWER AND WATER LINE IMPROVEMENTS. THERE ARE NO PUBLIC WATER LINE AND SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT.
3. ALL PUBLIC SITE AND UTILITY WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/ COLLEGE STATION 2012 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPPP, & DRAINAGE.
4. NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
5. CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
7. DEMOLITION/CONSTRUCTION WASTE-SITE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR.
8. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
9. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 4804102215F, EFFECTIVE DATE: APRIL 2, 2014.
10. REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
11. REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR EXISTING TOPOGRAPHY, GRADING AND DRAINAGE DESIGN.
12. ELECTRICAL CONDUIT FOR PARKING LOT LIGHTING WILL BE SHOWN ON THE ELECTRICAL SITE PLAN.
13. ON-SITE SOLID WASTE WILL BE SERVICED BY A CITY OF BRYAN DUMPSTER.
14. ALL PARKING SPACES ARE 9' IN WIDTH UNLESS NOTED OTHERWISE. THE DEPTH OF THE SPACES IS 18' UNLESS NOTED OTHERWISE. THE PARKING LOT DRIVE AISLES ARE 20' IN WIDTH UNLESS NOTED OTHERWISE. THE MINIMUM CURB HEIGHT IS 6\"/>

#### LEGEND



#### NOTES:

1. SIGN SHALL COMPLY WITH THE C.O.S. FIRE SERVICE STANDARDS.

#### FIRE LANE SIGN DETAIL

N.T.S.

#### FIRE LANE MARKINGS

1. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4\") WHITE LETTERING STATING "FIRE LANE - NO PARKING - AHEAD". "TOW AWAY ZONE" WORKING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
2. A SIGN TWELVE INCHES (12\") WIDE AND EIGHTEEN INCHES (18\") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12\") WIDE AND EIGHTEEN INCHES (18\") HIGH. WITH A COMPANION SIGN TWELVE INCHES (12\") WIDE AND SIX INCHES (6\") HIGH STATING "TOW-AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH RED SYMBOLS, LETTER AND BORDER IN RED.
3. TOW-AWAY ZONE SIGN SHALL BE 12\"/>

#### UTILITY DEMAND

WATER DEMAND PER LEASE SPACE		
MINIMUM	0	GPM
AVERAGE	18	GPM
MAXIMUM (PEAK)	70	GPM
1.5" DOMESTIC WATER METER		

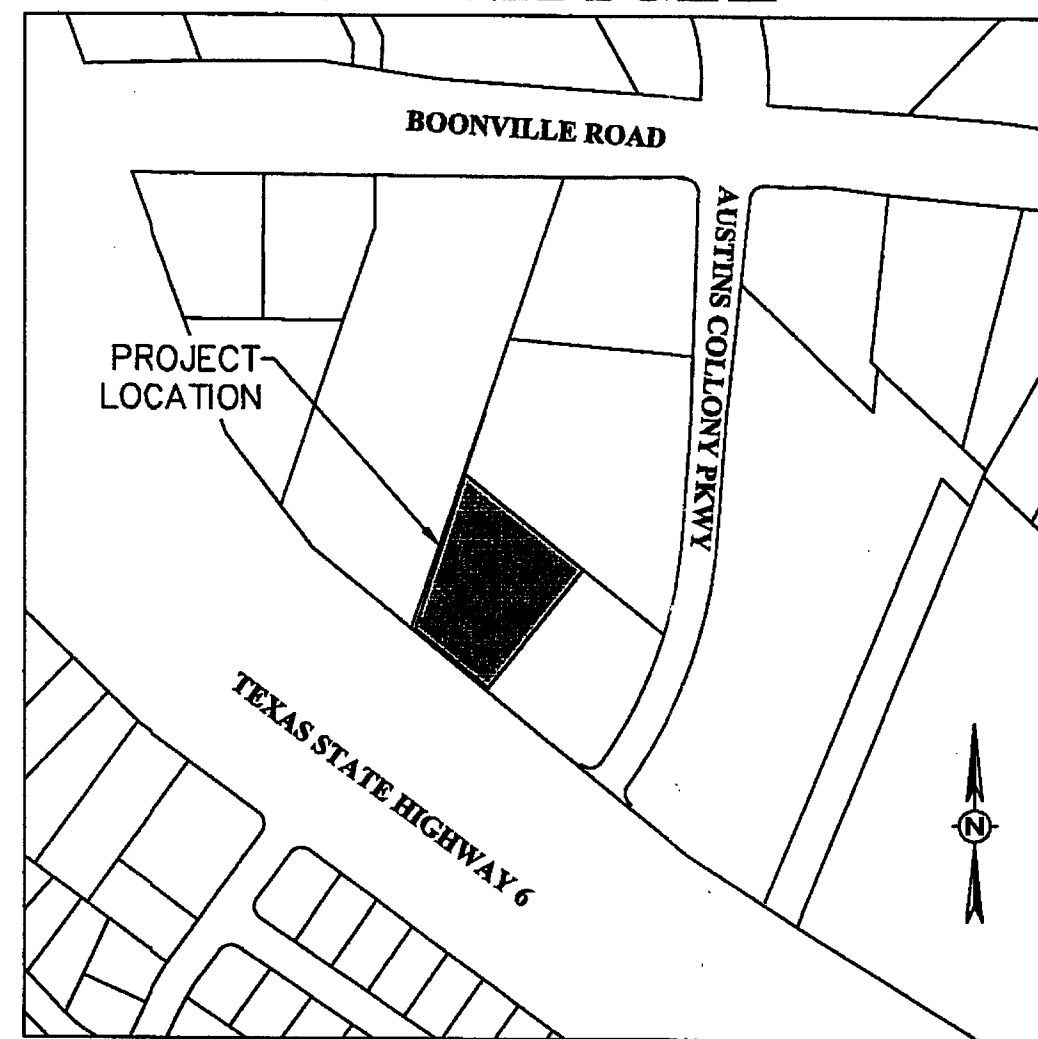
#### SANITARY SEWER DEMAND

( @ 90% OF WATER DEMAND)	
AVERAGE	16 GPM
MAXIMUM (PEAK)	63 GPM
6" SANITARY SEWER LINE	
②	1.04% MIN
SLOPE	
FIXTURE UNITS = 108	
FIXTURE UNITS ALLOWED = 700	
PIPE SLOPE OK	

#### PARKING ANALYSIS

<b><u>REQUIRED PARKING:</u></b>
7,500 SF OF RESTAURANT
1.25 SPACES PER 100 SF
94 SPACES REQUIRED
9' WIDTH, 18' LENGTH TYP.
<b><u>PROPOSED PARKING:</u></b>
77 SPACES PARKING
4 SPACES HANDICAP PARKING
81 SPACES PROVIDED TOTAL
ADDITIONAL PARKING SPACES PROVIDED ON ADJACENT TRACTS UNDER JOINT PARKING AGREEMENT

#### VICINITY MAP



#### KREUZ MARKET

TOTAL AREA = 1.27 ACRES  
BOONVILLE TOWN CENTER  
LOT 3B, BLOCK 1  
9013/257

JOHN AUSTIN SURVEY, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1\"/>

OWNER/DEVELOPER:

FIVE AGS INVESTMENTS LLC  
2800 S TEXAS AVE  
STE. 401  
BRYAN, TEXAS 77802

JUNE 2014

SURVEYOR:

SM KLING, RPLS NO. 2003  
CEC  
4101 SOUTH TEXAS AVE, SUITE A  
BRYAN, TX 77802  
(979) 646-6212

ENGINEER:

SCHULTZ ENGINEERING, LLC  
PO BOX 11995  
COLLEGE STATION, TX 77842  
(979) 784-3900

JUN 11 2014

#### SCALE

VERTICAL	N/A
HORIZONTAL	1\"/>

PLOTTING SCALE: 1:1

FILE NAME: 14-329

#### SHEET

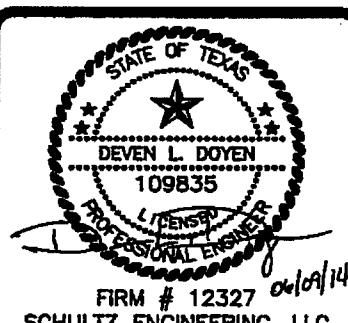
C1

MARK	REVISION	BY	DATE

Schultz Engineering, LLC			
2730 Longmire, Suite A College Station, Texas 77845 979.764.3900			
SURVEYED	DESIGNED	DRAWN	TBPE NO. 12327
CEC	DLD	DLD	JPS
JOB NO.	DATE		
14-329	JUNE 2014		

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835 JUNE 9, 2014

ISSUED FOR REVIEW



KREUZ MARKET  
BOONVILLE TOWN CENTER  
LOT 3B, BLOCK 1 - BRYAN, TX

SITE PLAN